



1161 N VERMONT AVE, LOS ANGELES, CA 90029

RETAIL BUILDING AVAILABLE



OFFERING MEMORANDUM



☉ SITE DESCRIPTION

1161 N Vermont Ave presents a rare opportunity to acquire a highly visible commercial property in one of Los Angeles' most dynamic neighborhoods. Located in prime East Hollywood, the property benefits from an exceptional location along busy North Vermont Avenue, offering 80 feet of street frontage and excellent exposure to both vehicular and pedestrian traffic.

The expansive interior features soaring 25-foot ceilings and an open, flexible layout that can accommodate a wide range of uses—from creative office or retail to event space or showroom. Surrounded by strong demographics and constant foot traffic, this property is ideally suited for an owner-user looking to establish a flagship presence in a vibrant, high-growth corridor just minutes from Sunset Boulevard and the 101 Freeway.

This is a unique opportunity to own a versatile commercial asset in a core Los Angeles submarket with long-term upside potential.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

FOR SALE



PROPERTY TYPE
Retail

SALES PRICE
\$3,300,000

AVAILABLE SPACE
7,059 SF

LOT
7,885 SF

PROPERTY HIGHLIGHTS

- Prime East Hollywood Location – Situated on North Vermont Ave
- Excellent visibility and approximately 80 feet street frontage
- Strong traffic and demographic counts
- Expansive Interior with approximately 25-Foot Ceilings and Open Layout
- Ideal for owner-user
- Equipped with 12 Ft Hood



*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

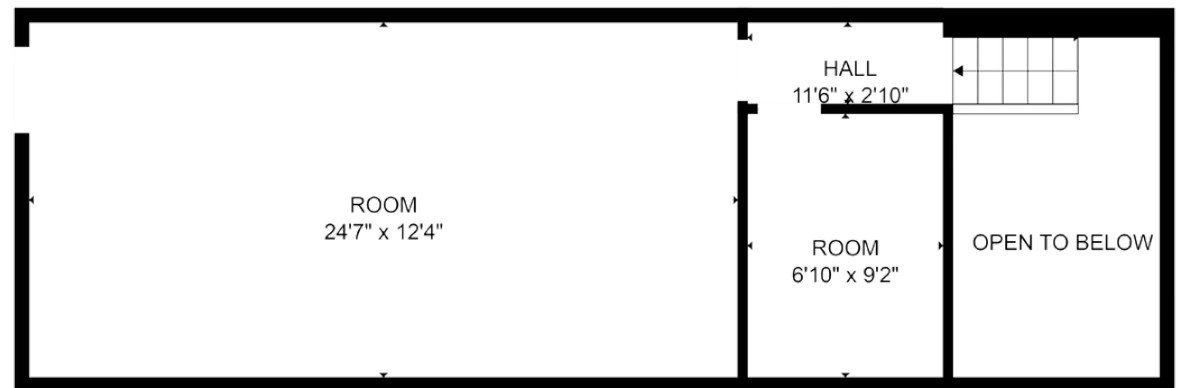
FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

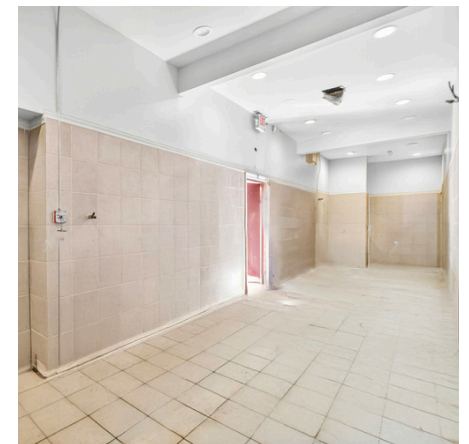
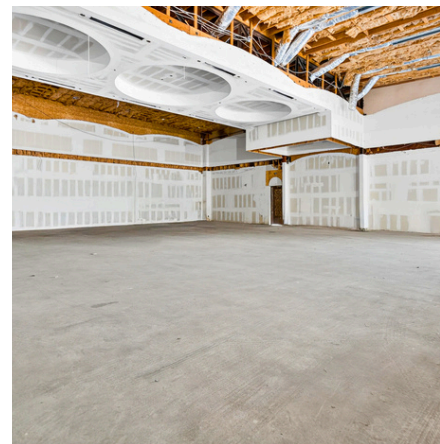
Floor 1



Floor 2



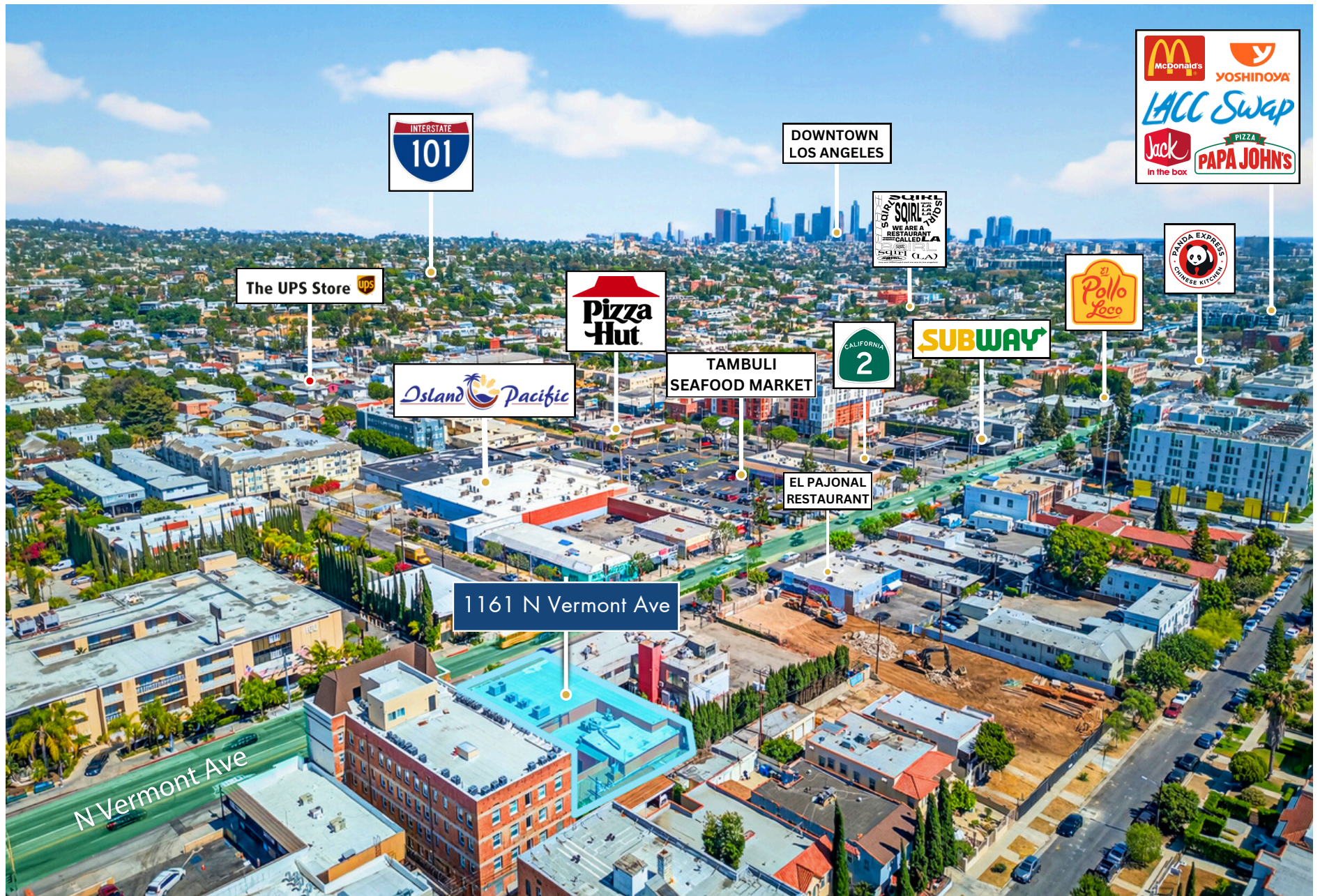
PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP







Category	1 Mile	3 Mile	5 Mile
2024 Total Population	69,464	481,459	1,053,062
2029 Population	67,876	471,510	1,027,879
Pop Growth 2024-2029	-2.29%	-2.07%	-2.39%
Average Age	40.20	39.30	39.60
2024 Total Households	29,667	208,462	451,692
HH Growth 2024-2029	-2.54%	-2.19%	-2.43%
Median Household Income	\$55,985	\$57,215	\$61,304
Avg Household Size	2.20	2.20	2.20
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$1,035,678	\$1,050,847	\$1,004,642
Median Year Built	1954	1961	1962



The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union Commercial and it should not be made available to any other person or entity without the written consent of Equity Union Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Equity Union Commercial has not verified, and will not verify, any of the information contained herein, nor has Equity Union Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





BLAS FERNANDEZ

DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191

blas@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02012036



BRIAN VU

SENIOR INVESTMENT ASSOCIATE

818.913.8819

brian@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02181861